

MINUTES OF A JOINT REGULAR MEETING OF THE
BOARDS OF DIRECTORS

OF

THE PLAZA METROPOLITAN DISTRICT NOS. 1-2

Held: Wednesday, April 19, 2023 at 3:00 p.m.

Via teleconference

Attendance

The Joint Regular meeting of the Boards of Directors of The Plaza Metropolitan District Nos. 1-2 was called and held in accordance with the applicable laws of the State of Colorado. The following Directors, have confirmed their qualifications to serve, were in attendance:

Mark Tompkins

Also present were Megan J. Murphy, Esq. and Alyssa Rios, White Bear Ankele Tanaka & Waldron, Attorneys at Law, Districts' General Counsel; Nancy Bach, CliftonLarsonAllen, LLP, Districts' Accountant; and Heidi Westlund, Andrea Schubert, and Laurie Paquette, Bridge33 Capital, District Managers.

**Call to Order/Declaration
of Quorum/
Reaffirmation of
Disclosures**

It was noted that a quorum of the Boards was present and the meeting was called to order.

Combined Meetings

The Boards of Directors of the Districts have determined to hold joint meetings of the Districts and to prepare joint minutes of actions taken by the Districts in such meetings. Unless otherwise noted herein, all official actions reflected in these minutes shall be deemed to be the actions of the Districts. Where necessary, actions taken by an individual District will be so reflected in these minutes.

**Conflict of Interest
Disclosures**

Ms. Murphy advised the Boards that, pursuant to Colorado law, certain disclosures might be required prior to taking official action at the meeting. Ms. Murphy reported that disclosures for those directors that provided White Bear Ankele Tanaka & Waldron with notice of potential or existing conflicts of interest were filed with the Secretary of State's Office and the Boards at least 72 hours prior to the meeting, in accordance with Colorado law, and those disclosures

were acknowledged by the Boards. Ms. Murphy inquired into whether members of the Boards had any additional disclosures of potential or existing conflicts of interest with regard to any matters scheduled for discussion at the meeting. The participation of the members present was necessary to obtain a quorum or to otherwise enable the Boards to act.

Approval of Agenda

Ms. Murphy presented the proposed agenda to the Boards for consideration. Following discussion, upon a motion duly made the Boards approved the agenda as presented.

Public Comment

None.

Consent Agenda

Ms. Murphy presented the items on the consent agenda to the Boards. Ms. Murphy advised that any item can be removed from the consent agenda to the regular agenda upon a request from any Director. No items were requested to be moved from the consent agenda. Upon a motion duly made, the Boards approved, ratified and/or adopted the following items:

- Minutes from November 16, 2022 Regular Meeting;
- 2022 Annual Report;
- 2022 Audit Exemption Application (District No. 2); and
- Contract with Stealth Monitoring Inc. for Security Cameras.

Legal Matters

Consider Approval of Memorandum of Understanding with City of Lakewood

Ms. Murphy presented the Memorandum of Understanding with City of Lakewood to the Board of District No. 1. Ms. Murphy noted that Bridge33 intends to enter into a memorandum with the City of Lakewood to allow the City and Bridge33 to use a park owned by District No. 1 for 4th of July holiday activities including a drone show. District No. 1 will be entering into a license agreement with Bridge33 to allow access to the park for activities. Following discussion, upon a motion duly made the Board of District No. 1 approved the license agreement subject to final legal review.

Other Legal Matters

None.

Financial Matters

Consider Approval of Claims Payable (District

Ms. Bach presented the Board of District No. 1 with the claims payable in the amount of \$613,535.04. Following discussion, upon a

No. 1)	motion duly made the Board of District No. 1 unanimously ratified the claims.
Consider Approval of 2022 Audit Report (District No. 1)	Ms. Bach presented the 2022 Audit Report to the Board of District No. 1. Following discussion, upon a motion duly made, the Board of District No. 1 approved the 2022 subject to final legal review and auditor opinion.
Other Financial Matters	None.

Management/Facilities Update

Consider Award of Contract for Belmarsh Detention Pond Enhancements	Ms. Murphy provided a general summary of the proposal processing noting that this project was publicly bid and District No. 1 received two bids back. Ms. Westlund noted that the lower bidder, Arrowhead Landscape Services, participated in a site visit and is prepared to start work if awarded the contract. Director Tompkins noted that this project is a multi-year resident led project and will be beneficial to the Districts. Following discussion, upon a motion duly made, the Board of District No. 1 approved awarding the contract to Arrowhead Landscape Services, subject to final legal review.
Discussion Regarding Solar Power Agreements for Block 2, Block 5, and Block 7 Parking Garages	Ms. Westlund noted that the current solar power agreements have a 20-year term from approximately 2007-2008. Director Tompkins noted that District No. 1 originally entered into the agreements to qualify for tax incentives for the project. Director Tompkins proposed to add this to the agenda in 2024/2025 to discuss the next steps before the agreements expire.
Discuss Status of Vance Street Garage Repairs	Ms. Westlund is working on obtaining bids for repair work in the Vance Street Garage. Director Tompkins noted that an engineer report will be provided as part of the bidding process and that will determine which entities may be responsible for repairing the damage.
Discuss Status of Rules and Regulations	Ms. Westlund inquired about clarification regarding the Rules and Regulations that were previously adopted by the Board in 2022. Ms. Westlund noted that the District Management team may recommend some changes and additions to the current rules. This item was deferred.
Discuss On Site Parking Intergovernmental Agreement with City of	Ms. Murphy informed the Board that Section 5 of the Intergovernmental Agreement requires District No. 1 to provide a parking education program. Ms. Murphy recommends an update to

Lakewood

the program based on the new parking application that replaced the kiosks. The Board director Ms. Westlund to contact the City to determine what education program is required by the Intergovernmental Agreement for the parking kiosks.

Other Business

Discussion Regarding Board Vacancies

Ms. Murphy informed the Boards that Mr. Beer resigned from the Boards. Following discussion, upon a motion duly made, the Boards directed legal counsel to publish a notice of vacancy after the May 2, 2023 election.

Adjourn

There being no further business to come before the Boards, following discussion and upon a motion duly made, seconded and unanimously carried, the Boards determined to adjourn the meeting.

The foregoing constitutes a true and correct copy of the minutes of the above-referenced meeting.

Heidi Westlund

Secretary for the Meeting, District Nos. 1-2

The foregoing minutes were approved on the 28th day of June, 2023.